

HAM00301

HAM00301 19-131

RESURVEY & COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 20, BOND TRACT, TOWNSHIP OF HAMB DEN, TOWNSHIP NUMBER 9 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A RESURVEY & COMBINATION OF THE LANDS TO BILLY MUSTARD, AS RECORDED IN DEED VOLUME 2024, PAGE 2962 (PPN 15-080990, PPN 15-102486 & PPN 15-102547) IN THE OFFICE OF THE COUNTY RECORDER.

#8980
SARAH GUENTHER & ADAM
IGRASEK
VOL. 2059, PG. 1735
PPN 15-028400

CAPPED 5/8" IRON PIN
FOUND N 38°54'45" E,
1.10' FROM THE
CORNER "MARINO"

N 89°16'47" E
395.35' OBS - 395.24' DEED

A=62.83'
R=40.00'
Δ=90°00'00"
S 45°41'31" E
C=56.57'
T=40.00'

POB
SEE
DETAIL

CAPPED 5/8" IRON PIN
FOUND S 68°16'24" E,
0.48' FROM THE
CORNER "TEMPLE"

CAPPED 5/8" IRON
PIN FOUND & USED
AT 39.53' CL
"TEMPLE"

N 89°18'29" E
40.00'
DEED MEAS

3.2600 ACRES
COMBINED
(0.1797 AC IN RW)
#9010
BILLY MUSTARD
VOL. 2024, PG. 2962
PPN 15-080990

N 00°43'55" W
305.04' DEED OBS

CAPPED 5/8" IRON
PIN FOUND & USED
"TEMPLE"

59.94' OBS
CAPPED 5/8" IRON
PIN FOUND & USED
"TEMPLE"

PPN 15-102547

3/4" IRON PIPE
FOUND & USED
AT 31.20' CL

PPN 15-101956

#9030
SCOTT. K. & BONNIE L. O DELL
VOL. 869, PG. 1168
PPN 15-016200

475.16' OBS DEED
S 88°45'49" W



SCALE: 1" = 60'

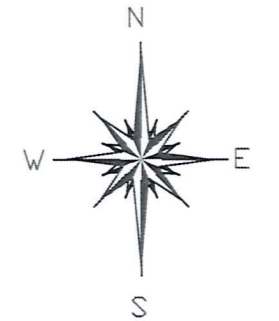
SURVEY: NOVEMBER 9, 2019
MAP: NOVEMBER 20, 2019

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

LEGEND

- IRON PIN FOUND/SET
- ⊙ IRON PIPE
- ⊠ MONUMENT BOX
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF BRAKEMAN ROAD NORTH 00°-41'-36" WEST

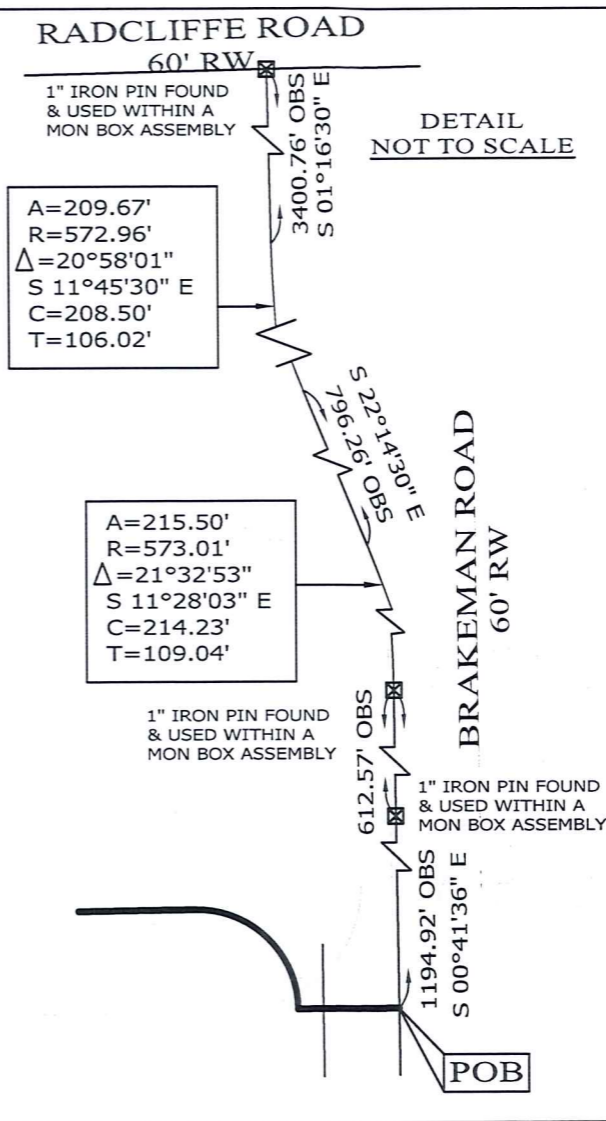
NOTES & REFERENCES

- SURVEY BY O'HARA LAND SURVEYING LLC, FOR GUENTHER, DATED AUG 2016, JOB 1659-2
- DEEDS OF RECORD
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.



TIMOTHY E. STOCKER, P.S. 7245



PREPARED FOR: BILLY MUSTARD	PROJECT NAME: RESURVEY & COMBINATION OF LANDS	PROJECT ADDRESS: 9010 BRAKEMAN ROAD HAMB DEN, OHIO
	PROJECT LOCATION: GEAUGA COUNTY, OHIO	JOB NUMBER: 7582
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1-800-488-3968		CHK: T. STOCKER DRN: S. HUPERTZ REV: PAGE 1 OF 1

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MUSTARD, Billy

NOV 19. 131

PICKUP: 12/3/19

VOL. 2084 pg 288

PN# 15-080990

9010 BRAKEMAN ROAD, HAMB DEN

ALL THAT CERTAIN LANDS SITUATE IN LOT 20, BOND TRACT, TOWNSHIP OF HAMB DEN, TOWNSHIP NUMBER 9 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A RESURVEY & COMBINATION OF THE LANDS TO BILLY MUSTARD, AS RECORDED IN DEED VOLUME 2024, PAGE 2962 (PPN 15-080990, PPN 15-102486 & PPN 15-102547) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF BRAKEMAN ROAD (60 FEET WIDE) AND AT THE SOUTHEAST CORNER OF LANDS TO SARAH GUENTHER & ADAM IGRASEK, AS RECORDED IN DEED VOLUME 2059, PAGE 1735 (PPN 15-028400), SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK THE CENTERLINE INTERSECTION OF BRAKEMAN ROAD WITH THE CENTERLINE OF RADCLIFFE ROAD (60 FEET WIDE), THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF BRAKEMAN ROAD, SOUTH 01°-16'-30" EAST, A DISTANCE OF 3400.76 FEET TO MARK A POINT OF CURVATURE IN THE CENTERLINE OF BRAKEMAN ROAD, THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF BRAKEMAN ROAD AND WITH THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 572.96 FEET, AN ARC LENGTH OF 209.67 FEET, A DELTA ANGLE OF 20°-58'-01", A CHORD BEARING SOUTH 11°-45'-30" EAST, A DISTANCE OF 208.50 FEET TO MARK AN ANGLE POINT IN THE CENTERLINE OF BRAKEMAN ROAD, THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF BRAKEMAN ROAD, SOUTH 22°-14'-30" EAST, A DISTANCE OF 796.26 FEET TO MARK A POINT OF CURVATURE IN THE CENTERLINE OF BRAKEMAN ROAD, THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF BRAKEMAN ROAD AND WITH THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 573.01 FEET, AN ARC LENGTH OF 215.50 FEET, A DELTA ANGLE OF 21°-32'-53", A CHORD BEARING SOUTH 11°-28'-03" EAST, A DISTANCE OF 214.23 FEET TO A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK A POINT IN THE CENTERLINE OF BRAKEMAN ROAD AND THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF BRAKEMAN ROAD, SOUTH 00°-41'-36" EAST, (THRU A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY AT 612.57 FEET) A TOTAL DISTANCE OF 1194.92 FEET TO THE POINT AND PLACE OF BEGINNING.

SAVED AS 7582-LEGAL.doc



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THENCE; THE FOLLOWING (6) COURSES AND DISTANCES: SOUTHEASTERLY, WITH THE CENTERLINE OF BRAKEMAN ROAD, SOUTH $00^{\circ}-41'-36''$ EAST, A DISTANCE OF 260.72 FEET TO MARK A POINT IN THE CENTERLINE OF BRAKEMAN ROAD AND AT THE NORTHEAST CORNER OF LANDS TO SCOTT K. & BONNIE L. O DELL, AS RECORDED IN DEED VOLUME 869, PAGE 1168 (PPN 15-016200).

THENCE; SOUTHWESTERLY, WITH THE NORTH LINE OF SAID SCOTT K. & BONNIE L. O DELL (PPN 15-016200 & PPN 15-101956), SOUTH $88^{\circ}-45'-49''$ WEST, (THRU A $\frac{3}{4}$ " IRON PIPE FOUND AT 31.20 FEET) A TOTAL DISTANCE OF 475.16 FEET TO A CAPPED 5/8" IRON PIN FOUND "TEMPLE" TO MARK A POINT IN THE NORTH LINE OF SAID SCOTT K. & BONNIE L. O DELL (PPN 15-101956) AND AT THE SOUTHEAST CORNER OF LANDS TO SAID SARAH GUENTHER & ADAM IGRASEK (PPN 15-028400).

THENCE; NORTHWESTERLY, WITH THE EAST LINE OF SAID SARAH GUENTHER & ADAM IGRASEK (PPN 15-028400), NORTH $00^{\circ}-43'-55''$ WEST, (THRU A CAPPED 5/8" IRON PIN FOUND "TEMPLE" AT 59.94 FEET) A TOTAL DISTANCE OF 305.04 FEET TO A CAPPED 5/8" IRON PIN FOUND "TEMPLE" TO MARK AN INTERIOR CORNER OF SAID SARAH GUENTHER & ADAM IGRASEK (PPN 15-028400).

THENCE; NORTHEASTERLY, WITH THE SOUTH LINE OF SAID SARAH GUENTHER & ADAM IGRASEK (PPN 15-028400), NORTH $89^{\circ}-16'-47''$ EAST, A DISTANCE OF 395.35 FEET TO MARK A POINT OF CURVATURE IN THE SOUTH LINE OF SAID SARAH GUENTHER & ADAM IGRASEK (PPN 15-028400) (SAID POINT BEING REFERENCED BY A CAPPED 5/8" IRON PIN FOUND "TEMPLE" SOUTH $68^{\circ}-16'-24''$ EAST, 0.48 FEET FROM THE CORNER).

THENCE; SOUTHEASTERLY, WITH THE SOUTH LINE OF SAID SARAH GUENTHER & ADAM IGRASEK (PPN 15-028400) AND THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 62.83 FEET, A DELTA ANGLE OF $90^{\circ}-00'-00''$ AND A CHORD BEARING SOUTH $45^{\circ}-41'-31''$ EAST, A DISTANCE OF 56.57 FEET TO MARK A POINT IN THE SOUTH LINE OF SAID SARAH GUENTHER & ADAM IGRASEK (PPN 15-028400) (SAID POINT BEING REFERENCED BY A CAPPED 5/8" IRON PIN FOUND "TEMPLE" NORTH $89^{\circ}-18'-29''$ EAST, 0.47 FEET FROM THE CORNER).

THENCE; NORTHEASTERLY, WITH THE SOUTH LINE OF SAID SARAH GUENTHER & ADAM IGRASEK (PPN 15-028400) NORTH 89°-18'-29" EAST, (THRU A CAPPED 5/8" IRON PIN FOUND "TEMPLE" AT 0.47 FEET) A TOTAL DISTANCE OF 40.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 3.2600 ACRES (WITH 0.1797 ACRES IN THE RIGHT OF WAY), BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN NOVEMBER 2019, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE GEAUGA COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 7582. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF BRAKEMAN ROAD, NORTH 00°-41'-36" WEST.

THE INTENT OF THIS DESCRIPTION IS TO COMBINE THE LANDS TO BILLY MUSTARD, AS RECORDED IN DEED VOLUME 2024, PAGE 2962 (PPN 15-080990, PPN 15-102486 & PPN 15-102547).

**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**

[Handwritten signature] 12/12/19

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

